

REQUEST FOR DEVELOPER PROPOSALS



Issued: FEBRUARY 18, 2022

Due: ~~MARCH 18, 2022~~ EXTENDED

**Sale or Long-Term Lease
of 14910 Broschart Road,
Rockville**



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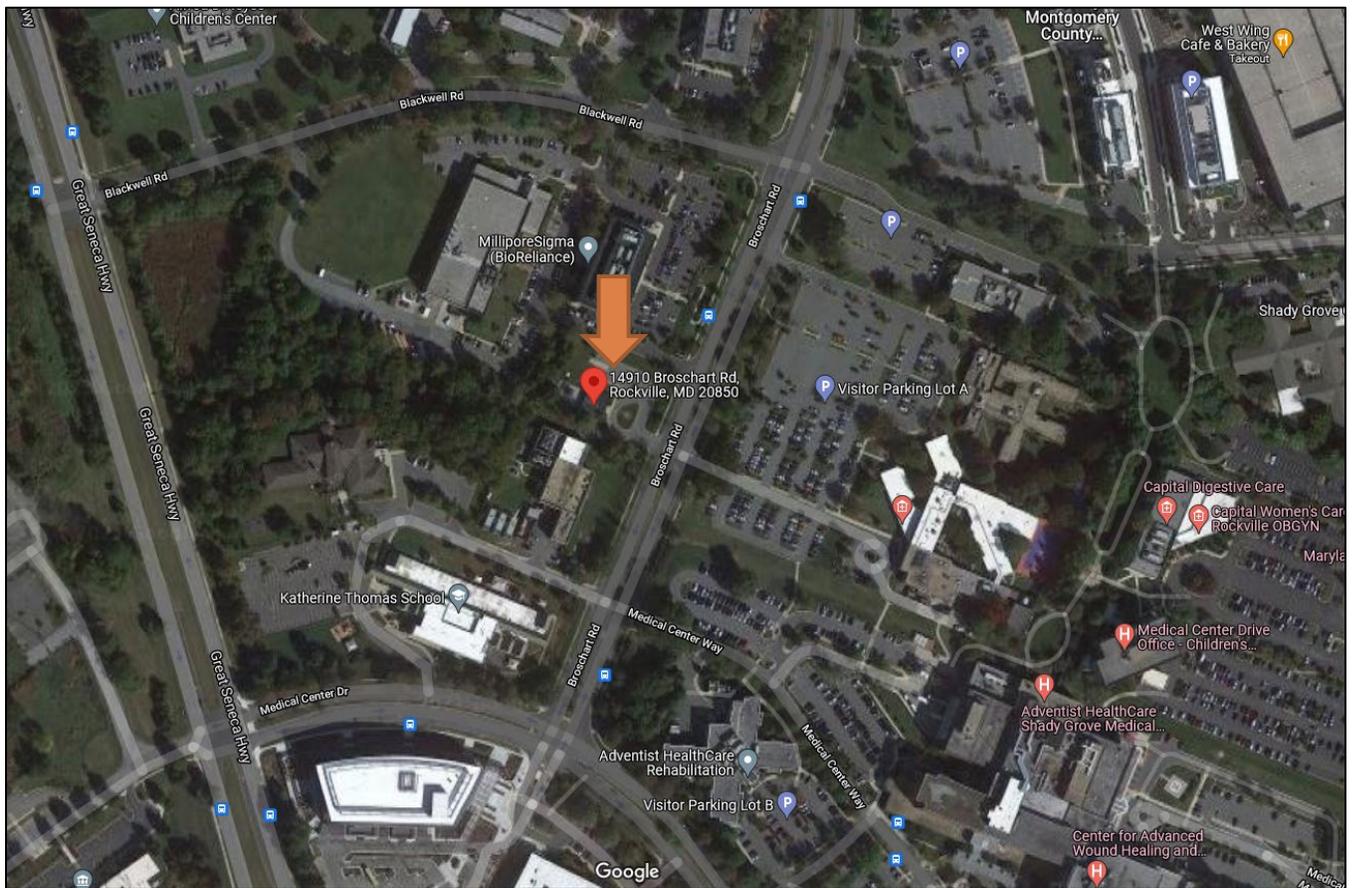
I. Overview

Montgomery County, Maryland through the Department of General Services (County) invites responses to this Request for Developer Proposals (RFDP) for the disposition of 14910 Broschart Road, Rockville, Maryland (Site). The Site is currently improved with a childcare center, further described below. The County is exploring the sale or long-term lease of this property, contingent on the replacement of the childcare center.

1. Site Location

The Site is located toward the center of Broschart Road between Blackwell Road and Medical Center Drive. A power plant is directly south of the Site. Commercial buildings are to the west and north of the Site. Broschart Road is to the east. The Adventist HealthCare Shady Grove Medical Center confronts the property across Broschart Road. See Figure 1 below.

FIGURE 1: LOCATION MAP



2. Site Description

The Site is approximately 44,866 square feet in size. It is currently improved with a ~2,000 square foot modular building that currently houses the Nanda Child Care Center, a childcare provider with a contract for services with the Montgomery County Department of Health and Human Services. The site also includes a surface parking lot with approximately ten (10) spaces, drop-off circle, and outdoor play area.

FIGURE 2: AERIAL OF SITE



3. Master Plan and Zoning

The Site falls within the Great Seneca Science Corridor Master Plan (GSSC Plan) adopted in 2010. Specifically, the Site is within the LSC Central district, envisioned as a medical and biotech center. The GSSC Plan supports expanded medical and biotech uses as well as retail and a limited amount of housing for the LSC Central district. The GSSC Plan also recommends a Corridor Cities Transitway (CCT) Station on Broschart Road near Blackwell Road. Since the adoption of the GSSC Plan, the State of Maryland declined to further fund the CCT, though the project remains a long-term goal for Montgomery County and the County is currently exploring alternative transit options within and beyond the LSC area. The GSSC Plan can be found here:

<https://montgomeryplanning.org/planning/communities/midcounty/great-seneca-science-corridor/great-seneca-science-corridor-plan/>.

The Site is also within the Great Seneca Science Corridor Master Plan Amendment Phase 1 (the Plan Amendment), recently approved by the Montgomery County Council. The Plan Amendment recommends adjustments to the staging requirements of the GSSC Plan, including allowing an additional 400,000 square feet of non-residential development to move forward in the LSC North, LSC Central, and LSC South districts. The Plan Amendment also recommends initiating a comprehensive amendment to the 2010 GSSC Plan. Work on the comprehensive amendment is expected to begin spring 2022. The Plan Amendment is currently scheduled for Sectional Map Amendment adoption in spring 2022. A draft of the Plan Amendment can be found here:

<https://montgomeryplanning.org/planning/communities/midcounty/great-seneca-science-corridor/great-seneca-science-corridor-plan/great-seneca-science-corridor-master-plan-minor-master-plan-amendment/>.

The Site is zoned LSC-1.0 H-150 T.

II. Sale or Long-Term Lease Requirements

The County is considering proposals for the sale or long-term lease of the Site, contingent upon replacement of the existing childcare facility. The County has a replacement facility programmed in the County Capital Improvement Program (CIP). The facility is currently programmed to be replaced on-site, however; the facility may be located on another site within the general Shady Grove Life Sciences Center area. Any replacement facility must meet State licensing requirements and other requirements such as Americans with Disabilities Act (ADA).

III. Submission Requirements

All proposals should include an explanation of how and where the existing childcare facility will be replaced. The County intends to request additional information during the review period.

The proposal must include the following elements:

1. Transmittal Letter

The transmittal letter should include:

- a. Information on the Proposer including a single point of contact including name, title, phone number and email address. Further, provide the address and legal form of the Proposer. If the Proposer is a joint venture, provide this information for all participants.
- b. A statement that the proposal will remain in effect for one year after the due date.
- c. A statement that the Proposer is not in arrears in the payment of any obligation due and owing to the State of Maryland or Montgomery County, including tax payments and employee benefits, and that it shall not become so during the term of the agreement if selected.
- d. A statement that, if selected, the Proposer will negotiate in good faith with the County.

2. Timeline

Provide a preliminary schedule that includes a general timeline for the replacement childcare facility.

3. Business Terms

Provide compensation terms to the County for the sale or lease of the Site including in-kind contributions or swap. If proposing a long-term lease, include the amount of rent the proposer would pay to the County as well as all rental terms. Provide general business terms for the replacement childcare facility. Include if the County would own or rent the facility, and if applicable, any rental terms.

IV. Evaluation Criteria

The County's goal is to select the proposal that best meets the County's objectives for replacing the existing childcare facility. Follow-up phone calls and/or interviews may be conducted with Proposers. Criteria for evaluation will be as follows:

- Meeting of County's objectives for the replacement childcare facility and ability to meet requirements of childcare space, including an outdoor play area.
- Financial and business terms offered to the County.

V. Submittal Information

~~Proposals are due by 3:00 p.m. on Friday, MARCH 18, 2022.~~ Please submit electronic copies ONLY via email to OPD.DGS@montgomerycountymd.gov, with attention to:

Ronnie L. Warner, Chief
Office of Planning and Development
Montgomery County Department of General Services
101 Monroe Street, 9th floor
Rockville, MD 20850

Written Proposals will be evaluated only upon what is submitted, and it is incumbent upon the Proposer to submit sufficient information to enable the County to fully evaluate the Proposer's capabilities and experience. Proposals received after the date and time specified will be considered late and will not be considered. The County will not accept faxed Proposals or hard copy Proposals. Unless requested by the County, additional information cannot be submitted by the Proposer after the deadline. The Proposer may be notified in writing of any change in the specifications contained in this request.

Proposals may be modified and resubmitted prior to the due date and time. Modified proposals received after the date and time specified for receipt of proposals will not be accepted or considered regardless of the reason or reasons for lateness.

Written questions regarding the RFDP should be sent via email to OPD.DGS@montgomerycountymd.gov. No verbal questions will be accepted. All questions and the

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responses from the County will be posted on the Office of Planning and Development's website at www.montgomerycountymd.gov/DGS/OPD/Home.html.

The County expects the RFDP to meet the following schedule, but reserves the right to amend this schedule or, in its sole discretion, to cancel this RFDP at any time.

RFDP Release: FEBRUARY 18, 2022
Deadline for questions: ~~MARCH 4, 2022~~
Proposals due: ~~MARCH 18, 2022~~ EXTENDED

VI. Conditions and Limitations

The County reserves the right, in its sole and absolute discretion, to reject any and all Proposals received in response to this RFDP, advertise for new Proposals or to accept any Proposal deemed to be in its best interest, to suspend negotiations, and to cancel this RFDP at any time, for any or no reason, prior to entering into a formal contract. The County further reserves the right to request clarification of information provided in Proposals submitted in response to this RFDP without changing the terms of this RFDP.

A Proposal submitted in response to this RFDP does not constitute a contract and does not indicate or otherwise reflect a commitment of any kind on behalf of the County or impose any binding obligations on the County or grant any rights to the Offeror. Furthermore, this RFDP does not represent a commitment or offer by the County to enter into an agreement with an Offeror or to pay any costs incurred in the preparation of a Proposal to this RFDP. Furthermore, this RFDP does not commit the County to pay for costs incurred in the negotiation or other work in preparation of, or related to, a final agreement between the Selected Proposer and the County.

Any commitment made by the County will be subject to approval by the Montgomery County Council per Montgomery County Code Section 11B-45, Disposition of Real Property.

The Proposals and any information made a part of the Proposals will become a part of the project's official files. The County is not obligated to return any materials submitted or received in response to this RFDP. This RFDP and the selected Offeror's response to this RFDP may, by reference, become a part of any formal agreement between the Offeror and the County.

If an Offeror contends that any part of its Proposal is proprietary or confidential and, therefore, is limited to disclosure under the Maryland Public Information Act, MD Code Ann. State Gov't §§10-611 *et seq.* (the "MPIA"), the Offeror must identify all information that is confidential or proprietary and provide justification for why such materials should not be disclosed by the County under the MPIA. The County, as custodian of Proposals submitted in response to this RFDP, reserves the right to determine whether or not material deemed proprietary or confidential by the Offeror is, in fact, proprietary or confidential as required by the MPIA, or if the MPIA permits nondisclosure. The County will favor disclosure of all Submissions in response to any request for disclosure made under the MPIA.

Proposers should familiarize themselves with the Site and form their own opinions as to suitability for any proposed development on the Site. The County makes no representations as to the Site. The County

assumes no responsibility for site conditions including, but not limited to, environmental and soil conditions on the Site. Offerors are responsible for their own background investigation as to restrictions, if any, bearing upon title, zoning, subdivision, transportation, developability, utilities, and physical conditions at these sites. Soil tests and other invasive tests may not be conducted upon any of these sites during the RFDP stage.

VII. Minority, Female and Disabled Participation

The County encourages contracting and development opportunities with business interests reflecting its diverse population and interests. Therefore, the County encourages Proposers to include where possible and to the highest extent, meaningful minority, female and disabled (“MFD”) participation in the proposed project. This participation could include, but not be limited to, the Proposer teaming with MFD developers, builders and/or subcontractors for the proposed project.